159.0	0001	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	836,500	/	836,500
USE VALUE:	836,500	/	836,500
ASSESSED:	836,500	/	836,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WONES SUZANNE L
Owner 2:	LOZIER SCOTT A
Owner 3:	
Street 1:	104 WACHUSETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRENTZMANN GUIDO -
Owner 2:	SAPELKINE YANNICK -
Street 1:	104 WACHUSETT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,213 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 1557 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10213.000	326,200	1,800	508,500	836,500
Total Card	0.234	326,200	1,800	508,500	836,500
Total Parcel	0.234	326,200	1,800	508,500	836,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 537.25 | /Parcel: 537.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	105335
GIS Ref	
GIS Ref	
Insp Date	07/21/18

!12375!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,200	1800	10,213.	508,500	836,500	836,500	Year End Roll	12/18/2019
2019	101	FV	245,000	1900	10,213.	508,500	755,400	755,400	Year End Roll	1/3/2019
2018	101	FV	200,300	3700	10,213.	428,600	632,600	632,600	Year End Roll	12/20/2017
2017	101	FV	200,300	3700	10,213.	392,300	596,300	596,300	Year End Roll	1/3/2017
2016	101	FV	200,300	3700	10,213.	334,100	538,100	538,100	Year End	1/4/2016
2015	101	FV	189,200	3700	10,213.	290,600	483,500	483,500	Year End Roll	12/11/2014
2014	101	FV	189,200	3700	10,213.	268,800	461,700	461,700	Year End Roll	12/16/2013
2013	101	FV	189,200	3700	10,213.	255,700	448,600	448,600		12/13/2012

PRINT

Date	Time
12/11/20	02:28:09

LAST REV

Date	Time
03/17/20	11:18:14
danam	
12375	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRENTZMANN GUID	1340-45		7/2/2007		453,000	No	No		
WINSOR ROBERT M	1283-200		8/5/2004		435,000	No	No		
CARNEY PHIILIP/	1163-136		11/4/1996		199,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2020	107	Redo Bat	10,900	C				
7/6/2016	932	Addition	34,900		7/6/2016			Add on top of exis
6/25/2015	800	Solar Pa	22,610		6/25/2015			Install 16 solar p
6/22/2005	547	Addition	10,000	C		G6	GR FY06	5.5X8.5 TO MATCH E

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	PH	Patrick H
6/14/2018	MEAS&NOTICE	BS	Barbara S
5/8/2018	Permit Visit	DGM	D Mann
5/8/2018	Measured	DGM	D Mann
12/3/2008	MLS	MM	Mary M
10/17/2008	Meas/Inspect	355	PATRIOT
8/2/2007	MLS	HC	Helen Chinal
12/14/1999	Inspected	243	PATRIOT
12/2/1999	Measured	272	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	105335
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10213		Sq. Ft.	Site		0	70.	0.71	7									508,473						508,500	

Total AC/HA:	0.23446	Total SF/SM:	10213	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	508,473	Spl Credit		Total:	508,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32437372
Const Adj.:	1.00969899
Adj $ / SQ:	167.152
Other Features:	95017
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400760
Depreciation:	74541
Depreciated Total:	326219

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

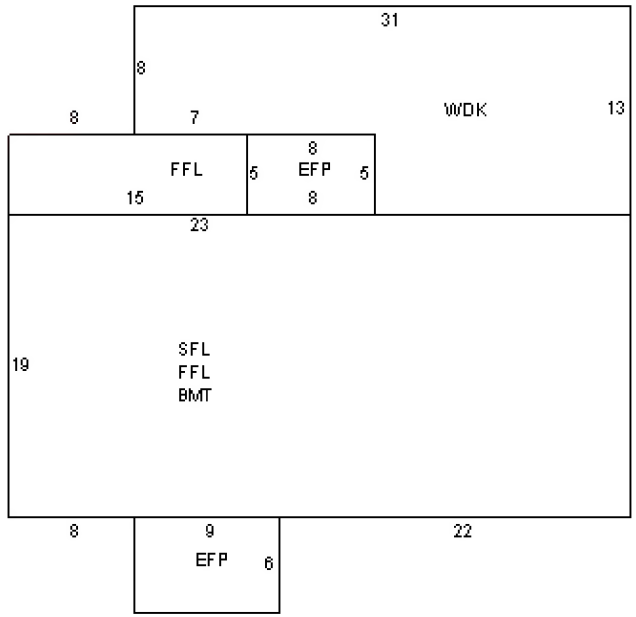
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.15
Special Features:	0	Val/Su Net:	119.93
Final Total:	326200	Val/Su SzAd	209.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	816	167.150	136,396
BMT	Basement	741	50.150	37,158
SFL	Second Floor	741	167.150	123,860
WDK	Deck	328	9.140	2,997
EFP	Enclos Porch	94	56.730	5,333

Net Sketched Area:	2,720			Total:	305,744
Size Ad	1557	Gross Are	2720	FinArea	1557

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1998	0.00	T	16.8	101						
22	Wood Deck	D	Y	1	8X21	A	AV	2006	11.95	T	10.4	101			1,800			1,800

More:	N	Total Yard Items:	1,800	Total Special Featues:		Total:	1,800